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## CHAPTER 2

# VISION, GOALS, and POLICIES

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### 1. VISION

The following is the overall vision, as established in this community plan. It is the root of all the goals, policies, and recommendations in this plan, and it should be used as the foundation for any development and redevelopment related decisions concerning the Arlington Community.

*It is the vision of this community plan to restore, strengthen, and maintain Arlington's unique character as a community of primarily single family homes centered around a dense, pedestrian oriented commercial, institutional, and cultural center reflective of the Community's heritage.*

### 2. BASIS FOR THE VISION

Arlington's essential character and roots are primarily found in its history as a small, distinct community of homes surrounded by farms and centered on a pedestrian scale downtown. While, always a part of the City of Riverside, Arlington was originally a settlement, geographically separate from the balance of the City. Today, Arlington has been enveloped in the outward expansion of the surrounding City. Nonetheless, Arlington maintains a distinct quality of its own that help make it a unique place in Riverside. The vision, goals, and policies defined in this plan are intended to help Arlington maintain and strengthen its distinctness, while at the same time allowing for growth and change. In the absence of a clearly defined vision, Arlington's identity will continue to be eroded as franchise business' insert their universal designs and the older buildings that anchor Arlington's roots are replaced with "anywhere U.S.A." development.

### 3. GOALS AND POLICIES

#### **Goal A-1**     *Magnolia/Van Buren Corridor Community Character and Identity:*

*Restore, strengthen and maintain the unique community character and identity of Arlington's Magnolia/Van Buren business district.*

**Policy A-1.1**     *Building/Site Preservation:* Arlington's unique character is strongly intertwined with its village-like character, its pre-1950 buildings, and its pedestrian scale.

While the architecture of many of Arlington's older buildings may be unremarkable, these buildings are an irreplaceable link to Arlington's heritage, character, and sense of place.

*The preservation/restoration of buildings more than 50 years old, in accordance with the Chapter 4 design guidelines, will be given the highest priority in the development review process.*

- Policy A-1.2 **New Development/Remodel Work:** Arlington's identity has already been eroded by newer development and remodels that are at variance from the community's character. To stem (and reverse) this erosion, it is important that new construction and remodeling work follow the design guidelines outlined in Chapter 4.

*Rigorously apply the design guidelines of Chapter 4 to new development and remodeling work during the design review process.*

- Goal A-2 *Land Use Planning: Help maintain Arlington's sense of community through land use planning and zoning that reinforce the community's historic development patterns.*

- Policy A-2.1 **Distribution of Commercial Zoning:** The path of "land use least resistance" on arterial streets tends to be that of strip commercial development. This type of development results from unwise zoning and tends to have the twin flaws of poor aesthetics and traffic congestion. To avoid the problems of strip commercial, commercial uses should be concentrated at major intersections, leaving intermediate areas for other, less intense, uses.

*Concentrate commercial zoning around the Magnolia/Van Buren, Magnolia/Harrison, Magnolia/Jackson, Van Buren/California, and Van Buren Indiana intersections. Encourage noncommercial uses in intervening areas.*

- Policy A-2.2 **C-L (Limited Commercial) Zone:** The C-L zone is a special zone intended to facilitate the maintenance of the layout and uses typical of an urban retail center. It was specifically created with Arlington in mind and is only applied in Arlington. This zone is appropriate for the entire area designated to be part of Arlington's Village area.

*Expand and maintain the C-L zone to all commercially zoned properties in the Arlington Village area.*

- Policy A-2.3 **C-3 (General Commercial) Zone:** The C-3 zone is intended for strip commercial

areas with the heaviest of commercial uses, including such aesthetically problematic uses as car sales, major auto repair, auto body and painting. It is not an appropriate zone for Arlington's village-like character, yet there is a considerable amount of it along Magnolia Avenue.

***C-3 zoning is inappropriate for any part of the Magnolia/Van Buren corridors in Arlington, and the City will both discourage its further application and initiate actions to roll back existing C-3 zoned areas.***

**Goal A-3**     ***Economic Revitalization: Revitalize Arlington's Village and portals through innovative and proactive programs and incentives designed to attract small scale, pedestrian oriented commercial and office uses appropriate to a "village" environment.***

**Policy A-3.1**   **Implementation of Kennedy Smith Recommendations:** The Kennedy Smith study is incorporated as Chapter 3 in this report.

***Aggressively pursue the implementation of the recommendation in Chapter 3.***

**Policy A-3.2**   **Private/Public Partnership:** The success of Arlington's economic revitalization will be dependent upon a strong commitment and partnership between the City and the business community.

***Encourage a strong, cooperative working relationship between the City and the Arlington business community through the implementation of the recommendations in Chapter 3.***

**Policy A-3.3**   **Redevelopment Funds:** Fundamental to the "public" part of the public/private partnership referred to above is the Redevelopment Agency. The Arlington redevelopment area was significantly enlarged while this plan was in preparation. While, there will be many demands on the money generated for redevelopment, an important priority should be placed on using available funding to attract the types of businesses that will help revitalize Arlington as an attractive pedestrian oriented center.

***Give high priority to the use of redevelopment funds for the purpose of attracting pedestrian oriented uses, such as restaurants, antique shops, and other businesses that will encourage walking traffic throughout the Village area.***

**Policy A-3.4**   **Business Improvement District:** Fundamental to the "private" part of the

public/private partnership is a business improvement district. A BID would help organize Arlington's business community and provide a means for accomplishing projects of mutual economic benefit.

*The City will take a leadership role in helping Arlington establish and maintain a business improvement district.*

**Goal A-4**     *Traffic Circulation: Provide for the reasonable flow of traffic while protecting the safety of neighborhoods and the character of the community.*

Policy A-4.1     **Magnolia Avenue:** Magnolia Avenue's unique character is linked to its historic roots as a four-lane, slow speed, double carriageway, with significant space devoted to landscaping and/or pedestrian amenities.

*Preserve Magnolia Avenue's historic character as a four-lane 134 feet wide arterial per the street cross-sections in Chapter 4 of this plan.*

Policy A-4.2     **Van Buren Boulevard:** Van Buren Boulevard is both a regional traffic carrier and the north/south center point of the community. Without careful Van Buren Boulevard could easily become a divisive barrier down the middle of the Arlington Community. The challenge is to reasonably accommodate regional traffic needs while accommodating a cross-flow

*Balance traffic carrying needs with aesthetics, pedestrian/bicycle safety by keeping street as small as possible and applying the street cross-sections illustrated in Chapter 4 of this plan.*

Policy A-4.3     **Van Buren/Magnolia Intersection:** The Van Buren/Magnolia intersection is the heart of Arlington. Yet, the large amount and high speed of traffic using Van Buren Boulevard makes this a very uncomfortable space for pedestrians and bicyclists. "Taming" this intersection is key to Arlington's revitalization.

*At the Van Buren/Magnolia intersection, keep pedestrian crossing distances as short as possible and include features to slow traffic and give a sense of separation and security for pedestrians (see Chapter 4).*

Policy A-4.4     **Grid Street System:** Arlington's grid street system allows multiple paths of travel and, thus, reduces the likelihood one street will receive the majority of traffic accessing a neighborhood. It is important that this grid system be maintained, both as a traffic calming measure and as a neighborhood character preservation measure.

*Maintain Arlington's existing grid street system and require new development to extend this system wherever feasible.*

- Policy A-4.5 **Neighborhood Traffic Calming:** Cut-through traffic can cause significant disruption to a neighborhood's fabric and sense of security. It is important that through traffic be directed to arterials and that neighborhood streets be used *primarily* for local traffic.

*Consistent with the maintenance of Arlington's basic grid system, assure the safety and peace of residential neighborhoods by discouraging cut-through traffic.*

- Goal A-5 *Indiana Avenue: Allow for the redevelopment of the land between Gibson Street and Harrison Street from residential to high quality industrial uses.*

- Policy A-5.1 **Transition from Residential to Industrial:** Chapter 5 includes a comprehensive program for encouraging the orderly redevelopment of small residential lots into industrial uses to implement the General Plan.

*Encourage the orderly redevelopment of residential properties per the recommendations and standards specified in Chapter 5.*

- Goal A-6 *Residential Uses: Conserve Arlington's residential character as a traditional single family neighborhood. Where opportunities exist for further development, guide that development to be in character with Arlington's roots.*

- Policy A-6.1 **Stability of Large Residential Lot Areas:** Chapter 6 addresses the issue of large residential lots in Arlington. At one time these lots were farmed, but today the water source for farming is no longer available. Without a productive use, some of these large lot properties have become unkempt. If these properties could be more productively used, it would be to the benefit of the entire community.

*Large lots are a part of Arlington's heritage and the preservation of these areas should be given a high priority. The City should encourage the maintenance of Arlington's large residential lot areas through code enforcement, maintenance incentives, and cleanup programs.*

- Policy A-6.2 **Resubdivision of Large Residential Lot Areas:** It was the Community Committee's consensus that, if large lot areas are to be resubdivided, the preferred form is a neo-traditional influenced conventional single family design. Chapter 6 shows how this can be done, but concludes it is not likely to happen due to the

amount of cooperation necessary among multiple property owners. The Committee considered flag lot development, but expressed concern about security, city services, and aesthetics.

*If large residential lot areas are to be resubdivided, the preferred form is neo-traditional influenced conventional single family design per the examples in Chapter 6. Where conventional subdivision is not possible, flag lot development may be approved if sensitively designed.*

- Policy A-6.3 **Design of New Residential Development:** Many of the newer residential developments in Arlington are not compatible with the character (scale, placement on lot, design, colors, materials, etc.) of the older developments. For Arlington to retain its character, it is important that new residential development compliment and reflect older residential development.

*Where possible, require new residences to reflect the character, size, scale, materials, and form of established residences in the vicinity of the new development.*

- Goal A-7 **Landscape Preservation:** Place a high priority on preserving Arlington’s historic landscape.

- Policy A-7-1 **On-Site Trees:** An important part of what gives Arlington its sense of place is the mature trees that occur on many of its older properties. The preservation of these trees is as important to the maintenance and strengthening of Arlington’s character as is the preservation of its older buildings.

*Require a comprehensive tree preservation plan whenever a property is proposed for development or redevelopment. The first priority is to preserve mature trees in place. If this is not possible, relocation is the next option. Mature trees should only be destroyed if insignificant, diseased, problematic, or impossible to move.*

- Policy A-7-2 **Mature Street Trees:** Street trees give Arlington street a sense of “edge” and “green continuity”. While street tree species are often not completely consistent on all streets, there is usually a pattern that prevails and should be preserved. The Park and Recreation Department has comprehensive procedures to assure the preservation of street trees.

*Preserve mature street trees in accordance with Park and Recreation Department policies and procedures.*

Policy A-7-3 **Street Tree Interplanting:** Along Magnolia Avenue, where palms are the predominant street tree, there is a need for greenery and color closer to eye level. Chapter 4 addresses this matter.

*Whenever a project involves street trees, take the opportunity to interplant Crape Myrtles or Honeylocust trees (or similar tree as approved by the Park and Recreation Commission) between existing palms on Magnolia Avenue. Small broad leaf trees may be removed to accommodate these varieties.*